



Post Office, 2 Chapel Street, Mow Cop, Stoke-On-Trent, ST7 4NT

Offers Over £290,000

- An Individual & Well Proportioned Three Bedroom Detached Former Village Post Office
- Family Room With Defined Dining Area
- Low Maintenance Gravelled Patio Area
- Local School & Village Shop Within Close Proximity
- Formal Lounge With Feature Fireplace
- Modern Family Bathroom
- Elevated Position With Scenic Countryside Walks On your Doorstep
- Good Size Dining Kitchen & Separate Utility Room
- Spacious Detached Garage With Potential To Convert & Ample Off Road Private Parking
- Delightful & Picturesque Village of Mow Cop

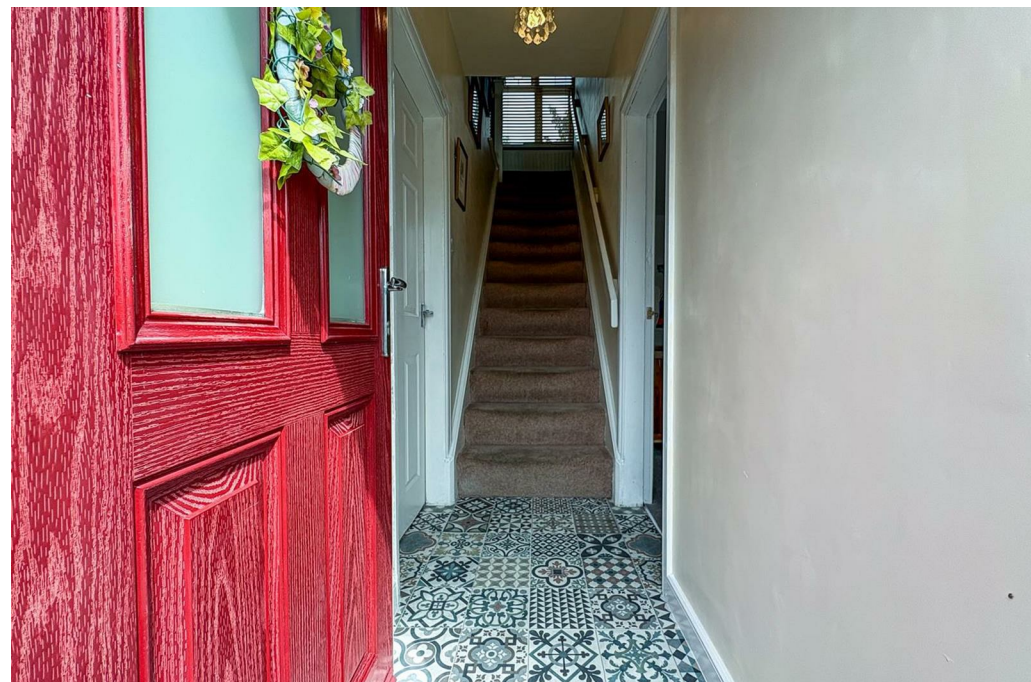
2 Chapel Street, Stoke-On-Trent ST7 4NT

A Unique Detached Village Residence with Commercial Potential – Former Post Office, Mow Cop.

Occupying a superb and slightly elevated position in the highly desirable and scenic village of Mow Cop, this distinctive three-bedroom detached home offers a rare opportunity to acquire a characterful property with exceptional versatility. Formerly serving as the village Post Office, the building has been thoughtfully converted into a beautiful residential home while retaining exciting future potential.



Council Tax Band: B



Set at the heart of this thriving community and overlooking an attractive village green, the property enjoys a prominent position within one of the area's most picturesque locations. The accommodation is well presented throughout, blending charm and character with modern comforts to create a spacious and welcoming family home.

The well-proportioned accommodation comprises of a generous living room, a separate family room/ formal dining room and an open-plan kitchen/dining area ideal for modern family living and entertaining, to complete the ground floor accommodation the former post room has been cleverly configured into a utility room which also has the option to convert if desired into a ground floor shower room.

Continuing on to the first floor there are three well-sized bedrooms, and a family bathroom.

The property sits on a substantial plot with ample off-road parking provided by a private driveway and a large, detached brick-built garage. To the rear of the property there is low maintenance attractive gravelled patio area ideal for summer entertaining, al-fresco dining with family and friends or simply relaxing and enjoying the garden surroundings.

Adding further appeal, the property benefits from existing planning permission (Application No. 21/4713C) for the detached garage to undergo a part change of use from C3 residential to F2 local community use, allowing conversion into a deli/café with associated cycle storage facilities. This presents an outstanding opportunity for those seeking a lifestyle business, community venture, or additional income stream in a popular tourist and cycling destination.

Mow Cop is a sought-after rural village straddling the Cheshire and Staffordshire border, renowned for its stunning countryside, strong community spirit, and iconic landmarks including the dramatic Mow Cop Castle and the famous Old Man O'Mow rock formation. Local amenities are within easy reach and include a public house, hair salon, primary schools, and convenient transport links, with a feeder bus service operating to the local high school.

Properties of this nature are seldom available, combining an individual detached residence positioned in a prominent village setting, with exciting commercial possibilities.

An internal inspection is highly recommended to fully appreciate the character, flexibility, and future potential this exceptional property has to offer.

Entrance Hallway

Having a composite front door with access to the ground floor accommodation and stairs to the first floor landing.

Formal Lounge

12'9" x 10'10"
Having a UPVC double glazed bow window to the front aspect and a UPVC double glazed window to the side aspect. Feature fireplace housing a electric log effect burner with marble surround and hearth. Wall light points. Double radiator.

Family Room/Dining Room

18'2" x 10'10"
Having a UPVC double glazed bow window to the front aspect and a UPVC double glazed window to the side aspect.
Recessed downlights.

Dining / Kitchen

15'0" x 12'0"
Having a UPVC double glazed window to the rear aspect and a UPVC double glazed door to the side, with access to the patio gardens and garage
Comprising of a range of wall cupboards and base units with work surfaces over incorporating a stainless steel one and a half bowl sink and drainer, tiled splashbacks, induction hob with extractor hood over, double oven. Space and plumbing for washing machine and space for fridge freezer. Vinyl flooring.
Double radiator
Walk in pantry / utility store with ample storage space.

Utility

11'0" x 6'2"
Having a UPVC double glazed window to the rear aspect.
Comprising of base units and worksurface over with space and plumbing for tumble dryer and space for fridge.
Recessed downlights. Double radiator. Wood effect vinyl floor
Potential for conversion, subject to the necessary planning consent to a downstairs shower room.

First Floor Landing

Access to the bedrooms and family bathroom
Having a UPVC double glazed window to the rear aspect, access to the loft with ladder access.

Bedroom One

11'11" x 14'4"
Having two UPVC double glazed windows to the front aspect. Double radiator.
Fitted wardrobes

Bedroom Two

10'10" x 6'11"
Having a UPVC double glazed window to the front aspect. Double radiator.

Bedroom Three

9'4" x 7'10"

Having a UPVC double glazed window to the rear aspect. Radiator.

Family Bathroom

7'10" 5'10"

Having a UPVC double glazed obscure window to the rear aspect.

Comprising of a three-piece suite featuring a panel bath with separate shower over, Aqua board fitted in the shower enclosure, WC, pedestal wash hand basin. Vinyl flooring. Radiator. Recessed downlights. Extractor fan.

Garage

20'0" x 15'7"

Having a up and over door - UPVC double glazed window to the rear aspect and a UPVC double glazed door to the side.

Power & electric

Planning permission granted but has now lapsed for conversion into a delicatessen/ shop.

Externally

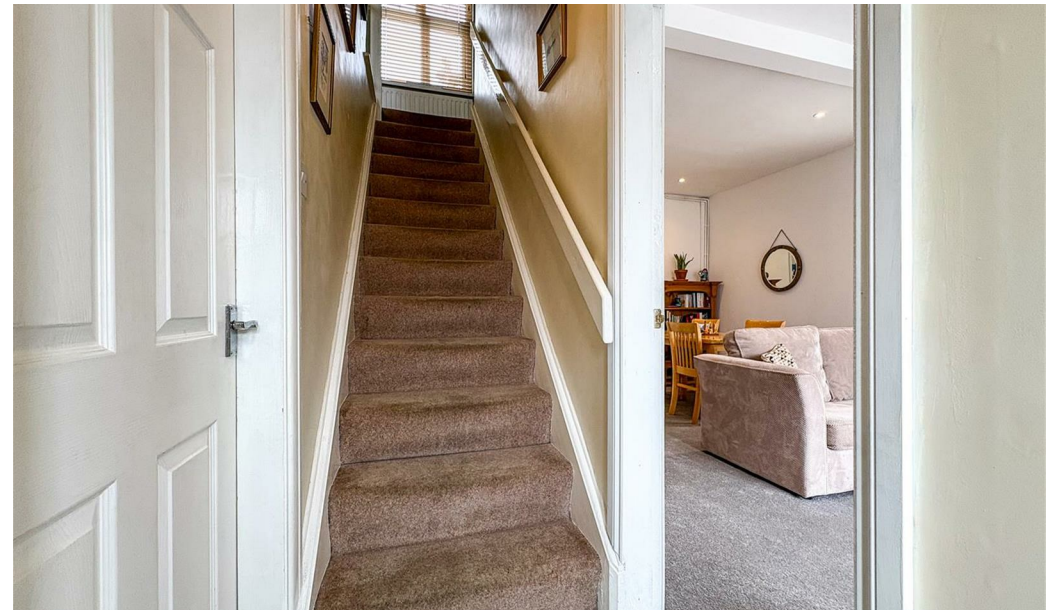
To the front of the property there is a superb size private driveway providing ample parking for vehicle / motorhome/ caravan.

Access to the detached garage- attractive frontage with lawned garden.

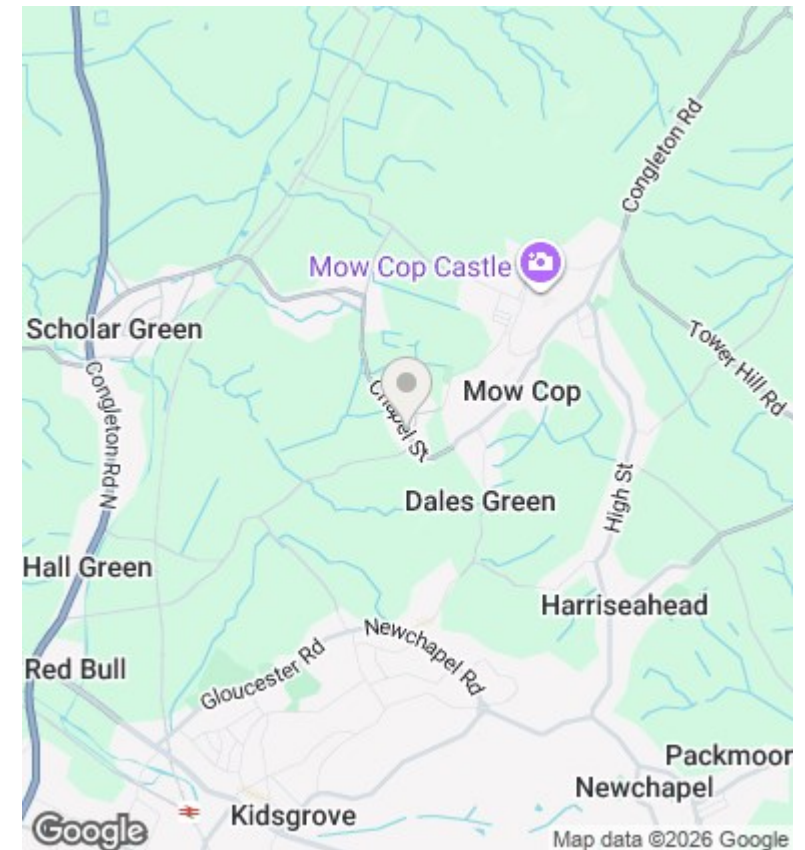
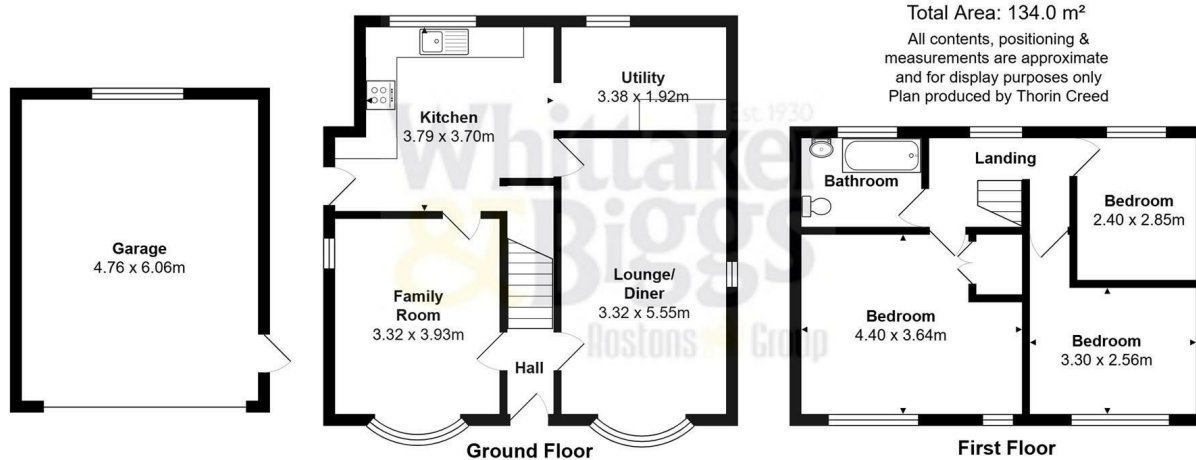
To the rear of the property there is a gravelled & Indian Stone patio area offering a good degree of privacy.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







Directions

Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		